



19 Morrison Street, Swindon, SN2 2HE  
£230,000

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Welcome to this two-bedroom terraced house located on Morrison Street in Swindon. Built in 1901, this property retains some character features whilst still being presented to a very good standard. It is a perfect choice for a first-time buyer looking for a home to call their own.

The property boasts two reception rooms with a separate lounge and dining room. The rest of the accommodation comprises: kitchen, two double bedrooms and a large bathroom.

One of the standout features of this home is the off-road parking available for one vehicle, a rare find in the area. Further benefits include a good sized rear garden, gas central heating and double glazing throughout.

Don't miss out on the opportunity to own this home! Contact us today to arrange a viewing

Please note this property is on a peppercorn lease with 874 years left to run

#### **Entrance Hall**

Wooden glazed front door, door living room, door to dining room, stairs, Radiator

#### **Lounge**

10'8" x 11'0" (3.26 x 3.37)

UPVC bay window to front aspect, gas fire (untested), built in shelving, radiator

#### **Dining Room**

11'6" x 11'11" (3.52 x 3.65)

UPVC window to rear, under stairs storage, radiator





### **Kitchen**

8'3" x 11'6" (2.54 x 3.52)

Units at eye and base level fan assisted electric oven, induction hob with extractor over, stainless steel single basin sink, space and plumbing for washing machine, space and plumbing for dishwasher, window to side aspect, wooden door to garden, radiator, space for American style fridge freezer

### **Stairs and Landing**

Stairs from ground floor door to bedrooms, Door to bathroom

### **Bedroom One**

14'2" x 11'0" (4.34 x 3.37)

Two windows to front, built-in storage, radiator

### **Bedroom Two**

8'9" x 11'11" (2.68 x 3.65)

Window to rear, radiator

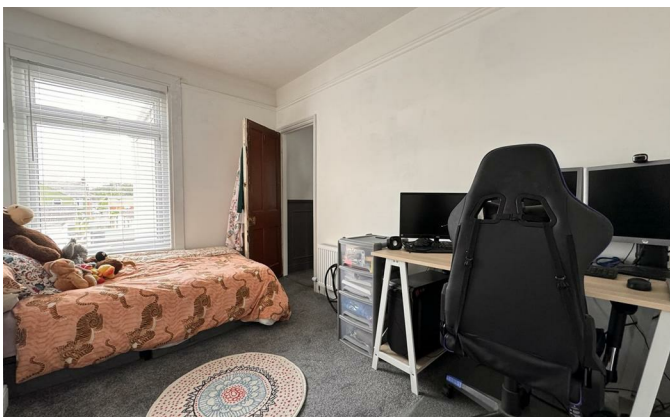
### **Bathroom**

Bath with shower attachment, shower cubicle with mains shower, wall mounted wash basin, low level WC, heated towel rail, Logic Combi boiler, privacy glazed window to rear aspect, access to loft

### **Rear Garden**

Patio area, lawn with raised border and path leading to shed and parking area for one car







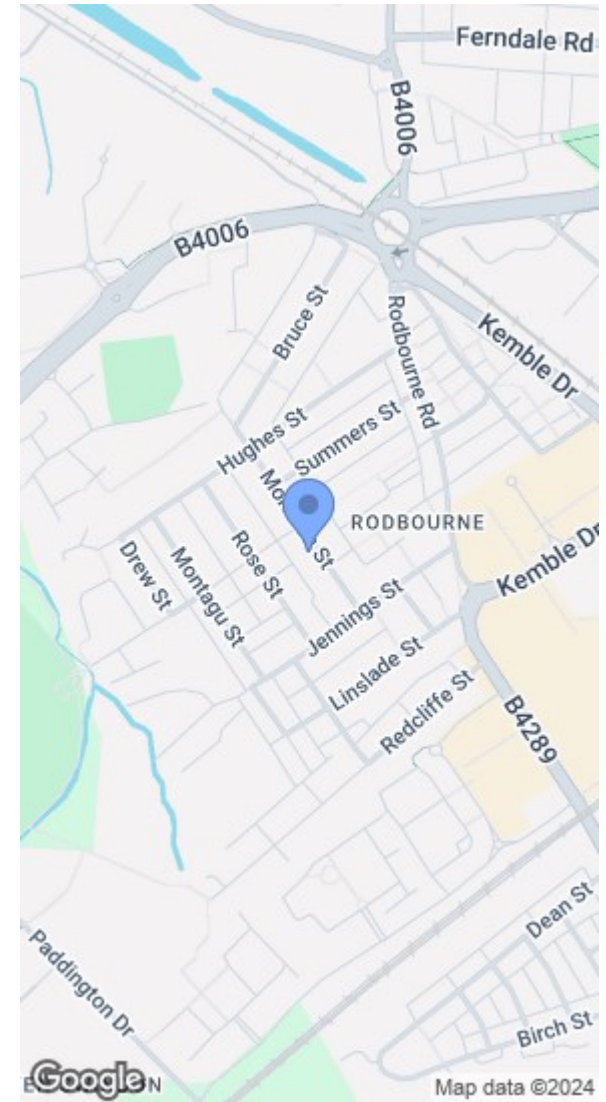


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC